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## **ATTORNEY FOR THE DEBTORS**

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF TEXAS  
SHERMAN DIVISION**

**IN RE:** §      **CASE NO. 24-41669-11**  
§  
**EYM Pizza, L.P., et al.,** §  
§  
**Debtors.**      §  
§  
§  
§  
**(Jointly Administered)**

**NOTICE OF SUCCESSFUL AND BACKUP BIDDERS WITH RESPECT TO  
THE AUCTION OF CERTAIN OF THE DEBTORS' ASSETS AND  
ASSUMPTION AND ASSIGNMENT OF CERTAIN UNEXPIRED LEASES**

On December 12, 2024, the United States Bankruptcy Court for the Eastern District of Texas (the “Court”) entered the *Order Approving In Part Debtors’ Motion For Entry Of An Order (I) Approving Stalking Horse Bids And Bid Protections, (II) Establishing Notice And Procedures For The Sale Of Assets And The Assumption And Assignment Of Contracts And Leases, (III) Scheduling Hearings In Connection With The Sale Of Assets And The Assumption Of Executory Contracts And Unexpired Leases; (IV) Establishing Procedures In Connection With The Sale Of Assets And The Assumption Of Executory Contracts And Unexpired Leases; (V) Approving Assumption And Assignment Of Contracts And Leases, And (VI) Approving The Sale Of The Debtors’ Assets* [Docket No. 224] (the “Sale Procedures Order”)<sup>1</sup> by which the Court approved

<sup>1</sup> All capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in

procedures setting forth the process by which the Debtors are authorized to conduct an auction (the “Auction”) for the sale or transfer (the “Sales”) of certain unexpired leases (collectively, the “Leases”) with respect to certain locations identified on **Exhibit A** hereto.

**PLEASE TAKE FURTHER NOTICE** that on January 22, 2025, the Court entered the *Order Granting Emergency Motion to Modify the Sale Procedures Order Deadlines* (Dkt. 267) (the “Modification Order”) and the Auction was rescheduled to January 28, 2025, at 9:00 a.m. prevailing Central Time.

**PLEASE TAKE FURTHER NOTICE** that, on January 28, 2025, pursuant to the Sale Procedures Order, the Debtors conducted the Auction at the Magnolia Hotel, located at 1401 Commerce St, Dallas, Texas, 75201. Attendees were permitted to attend in person or through Zoom.

**PLEASE TAKE FURTHER NOTICE** that, at the conclusion of the Auction, the Debtors, in consultation with National Franchise Sales (“NFS”), and in a reasonable exercise of their business judgment, selected the Successful Bidders and Backup Bidders identified on **Exhibit B - D** attached hereto.

**PLEASE TAKE FURTHER NOTICE** that the hearing to consider approval of the sale, liquidation, or other disposition of the Leases to the Successful Bidders or Backup Bidders at the Auction, free and clear of all liens, claims, interests, and encumbrances in accordance with Bankruptcy Code section 363(f), will be held before the Honorable Brenda Rhoades, United States Bankruptcy Court for the Eastern District of Texas, 660 North Central Expressway, Suite 300B, Plano, Texas 75074, **on February 12, 2025, at 10:00 a.m. (prevailing Central Time)** (the “Sale Hearing”).

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the Sale Procedures Order.

**PLEASE TAKE FURTHER NOTICE**, that at the Sale Hearing, the Debtors will seek the Court's approval of the bids of the Successful Bidders or Backup Bidders pursuant to an order (the "Sale Order"). Unless the Court orders otherwise or as agreed to by the applicable parties, the Sale Hearing shall be an evidentiary hearing on matters relating to the Sales and there will be no further bidding at the Sale Hearing. The Sale Hearing may be continued if circumstances warrant.

**PLEASE TAKE FURTHER NOTICE** that the Debtors believe that the party to which each applicable unexpired lease, as applicable, will be assigned has the financial wherewithal to meet all future obligations under such unexpired lease and the Debtors will provide evidence thereof to such applicable lease counterparty (and their counsel, if known) thereby demonstrating that the assignee of the lease has the ability to comply with the requirements of adequate assurance of future performance.

**PLEASE TAKE FURTHER NOTICE** that parties objecting to the proposed assumption and assignment, proposed cure amount, and/or to the Successful Bidder's proposed form of adequate assurance of future performance must file a written objection (each, a "Lease Sale Objection") so that such objection is filed with the Court by **February 7, 2025 at 4:00 p.m. (prevailing Central Time)** and serve such Lease Sale Objection on counsel to the Debtors. A schedule of cure amounts will be filed and served separately.

**PLEASE TAKE FURTHER NOTICE** that, if a Lease Sale Objection is timely filed and not withdrawn or resolved, such objection will be heard at the Sale Hearing or such other date and time as agreed to by the Debtors and the objecting party or ordered by the Court.

**PLEASE TAKE FURTHER NOTICE** that this notice is subject to the terms and conditions of the Sale Procedures Order, and the Debtors encourage parties in interest to review such documents, including the Bidding Procedures, in their entirety. Copies of pleadings related

to the Auction and Sale, including the Sale Procedures Order approved by the Bankruptcy Court, are available on the Bankruptcy Court's website (for a fee) at [www.txeb.uscourts.gov](http://www.txeb.uscourts.gov).]

**PLEASE TAKE FURTHER NOTICE** that the relief set forth in the Sale Order remains subject to Court approval and the Debtors' continued exercise of their fiduciary duties.

**PLEASE TAKE FURTHER NOTICE** that the Debtors reserve the right to entertain additional bids and to continue to evaluate what parties should be designated Successful Bidders and Backup Bidders, and will file a notice with the Court in the event of any amendments to this Notice. Designation of a Successful Bidder and Backup Bidder does not constitute acceptance of a bid by the Debtors.

Dated: January 30, 2025.

Respectfully submitted,

By: /s/ Howard Marc Spector  
Howard Marc Spector  
TBA #00785023

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COUNSEL FOR THE DEBTORS

**EXHIBIT A**

**LIST OF ALL STORES**

EXHIBIT A

Unit	Title	Address	City	ST	Zip
34713	Hinesville Delco	443 W General Screven Way	Hinesville	GA	31313
34716	Rincon (Office)	5667 Hwy 21 South - Suite 103	Rincon	GA	31326
34717	Statesboro Delco	860 Buckhead Dr	Statesboro	GA	30458
34719	Waycross R2KD	1110 Plant Ave	Waycross	GA	31501
34723	Berwick (Office)	5730 Ogeechee Road	Savannah	GA	31405
34726	Baxley	503 W Parker St, Unit C	Baxley	GA	31513
34728	Springfield	1451 Highway 21 South - Suite E	Springfield	GA	31329
34730	Richmond Hill	60 Exchange St	Richmond Hill	GA	31324
34731	Sandersville	610 S Harris St, Suite C	Sandersville	GA	31082
34737	Metter	743 S Lewis St	Metter	GA	30439
34740	Alma	803 S Pierce Street	Alma	GA	31510
34741	Vidalia	1601 E First St	Vidalia	GA	30474
34742	Garden City	5212 Augusta Road	Garden City	GA	31408
34743	Sylvania	514 W Ogeechee St	Sylvania	GA	30467
34744	Pooler	423-A US Hwy 80 W	Pooler	GA	31322
34745	Mall Blvd	318 Mall Blvd.	Savannah	GA	31406
34746	Wilmington Island	205 Johnny Mercer Blvd	Savannah	GA	31410
34747	Adel (Office)	702A West 4th Street	Adel	GA	31620
34748	Hinesville (office)	1067 W Oglethorpe	Hinesville	GA	31313
32421	Shorewood	659 Brook Forest Ave.	Shorewood	IL	60404
32425	Morton Grove	7957 Golf Rd	Morton Grove	IL	60053
32426	Bourbonnais	559 Main St, NW	Bourbonnais	IL	60914
32427	Sycamore	1170 DeKalb Avenue - Suite 104A	Sycamore	IL	60178
32429	New Lenox	525 E. Lincoln Highway	New Lenox	IL	60451
32430	Plano	7000 Burroughs - Suite D104	Plano	IL	60545
32431	Dempster	5620 Dempster St	Morton Grove	IL	60053
32432	88th & Stony IL	8849 S Stony Island Ave	Chicago	IL	60617
32433	47th & Damen	2042 W 47th St	Chicago	IL	60609
32440	Country Club Hills	4237 W. 167th Street	Country Club Hills	IL	60478
32441	Pulaski (Office)	3045 North Pulaski Rd	Chicago	IL	60641
32450	Frankfort	19945 N LaGrange Rd	Frankfort	IL	60423
32451	Evanston South	951 Howard St.	Evanston	IL	60202
32658	Wentworth	5401 Wentworth Avenue	Chicago	IL	60609
34422	Marquette	4346 South Pulaski	Chicago	IL	60632
34706	Marshfield	11730 S Marshfiel Ave - Space J1	Chicago	IL	60643
35080	Pioneer Parkway	1301 W Pioneer Pkwy Ste 105	Peoria	IL	61615
35082	Prospect Road	3712 N Prospect Rd	Peoria	IL	61616
35083	Sterling	3311 N Sterling Avenue - Suite #2	Peoria	IL	61604
35084	Campustown	1200 W Main St - Suite #17	Peoria	IL	61606
35085	Pekin	513 S Parkway Drive	Pekin	IL	61554
35087	Germantown Hills	417 Jubilee Lane	Germantown Hills	IL	61548
35088	Morton	951 W Jackson St	Morton	IL	61550
35090	Parkway	1700 Parkway Plaza Dr - Unit #1	Normal	IL	61761
35091	East Peoria	304 W Washington St	East Peoria	IL	61611
35092	Bartonville	1401 W Garfield Avenue - Suite H	Bartonville	IL	61607
35093	Bloomington (office)	103 E Hamilton Rd	Bloomington	IL	61704

## EXHIBIT A

35190	North Ave	2516 W. North Avenue	Chicago	IL	60647
35680	Homer Glen	14009 S Bell Rd	Homer Glen	IL	60491
34750	Bluffton Delco	50 Burnt Church Rd	Bluffton	SC	29910
34751	Ridgeland Delco	10856 N Jacob Smart Blvd	Ridgeland	SC	29936
34752	Beaufort Ladys	10 Sams Point Road - Suite B2	Beaufort	SC	29907
34753	Robert Smalls Pkwy	35 Robert Smalls Pkwy	Beaufort	SC	29902
34754	Parris Island	860 Parris Island Gateway	Port Royal	SC	29906
36342	Buck Walter (office)	10 Discovery Drive	Bluffton	SC	29910
35464	Muskego	W189 S7791 Racine Avenue	Muskego	WI	53150
35633	Washington Avenue	5000 Washington Ave	Racine	WI	53406
35635	Oconomowoc	910 Summit Ave	Oconomowoc	WI	53066
35637	W Sunset Drive	447 W Sunset Dr	Waukesha	WI	53189
35641	South Business Drive	2727 S Business Dr	Sheboygan	WI	53081
35642	Summit Avenue	1708 Summit Ave	Waukesha	WI	53188
35647	North Farwell	2340 N Farwell Ave	Milwaukee	WI	53211
35650	New Berlin	12426 W National Ave	New Berlin	WI	53151
35651	South 15th St	1840 S 15th St	Milwaukee	WI	53204
35653	West Allis	6728 Greenfield Ave	West Allis	WI	53214
35654	Douglas Avenue	2401 Douglas Ave	Racine	WI	53402
35655	Roosevelt Road	3001 Roosevelt Rd	Kenosha	WI	53142
35657	Pewaukee	1350 W Capitol Dr	Pewaukee	WI	53072
35660	W Capitol Dr	5704 W Capitol Dr	Milwaukee	WI	53216
35661	Fort Atkinson (office)	1550 Madison Ave	Fort Atkinson	WI	53538
35665	Grafton	2293 Wisconsin Ave (2225 Wisconsin Ave)	Grafton	WI	53024
35666	S Taylor Dr	523 S Taylor Dr	Sheboygan	WI	53081
35667	Burlington	1080 Milwaukee Ave	Burlington	WI	53105
35670	S 76th St (Office)	3921 76th St	Milwaukee	WI	53220
35671	S 27th St	3555 S 27th St	Milwaukee	WI	53221
35672	West Silverspring Drive	10400 W Silver Spring Dr - Suite #200	Milwaukee	WI	53225
35673	Beaver Dam	115 Industrial Drive E - Suite A	Beaver Dam	WI	53916
35674	West Bend (Office)	1460 S Main St, St 13-14	West Bend	WI	53095

**SUCCESSFUL AND BACKUP BIDS FOR STORES IN GEORGIA AND SOUTH CAROLINA**

Time Bidder	Total Price	34713, Hinesville Screven	34716, Rincon	34717, Statesboro	34723, Savannah Ogeechee	34728, Springfield	34742, Garden City	34744, Pooler	34747, Adel	34748, Hinesville Ogelthorpe	34751, Ridgeland	34752, Beaufort Sams Point	34754, Port Royal	36342, Bluffton	34719, Waycross	34726, Vaxley	34730, Richmond Hill	34731, Sandersville	34737, Metter	34740, Alma	34741, Vidalia	34743, Sylvania	34745, Savannah Mall	34746, Savannah Johnny Mercer	34750, Bluffton	34753, Beaufort Robert Smalls
01/28/2025 09:33:22 Aditya "Eddie" Pannu: PZH Foods, LLC	4,000,000	X	X	X	X	X	X	X	X	X	X	X														
01/28/2025 18:07:08 Asad "Adam" Mitha: Valor Pizza, LLC	950,000												X		X		X	X	X	X	X	X	X	X	X	
01/28/2025 18:17:11 Pizza Hut LLC	200,000												X		X	X	X	X	X	X	X	X	X	X	X	
<b>Total</b>	<b>5,150,000</b>																									
<b>Rank 1 (Successful Bidder)</b>																										
01/28/2025 09:33:22 Aditya "Eddie" Pannu: PZH Foods, LLC	4,000,000	X	X	X	X	X	X	X	X	X	X	X														
01/28/2025 17:34:37 Piyushkumar "Piyush" Patel: Rama 24 Holding, Inc.	828,000												X		X		X	X	X	X	X	X	X	X	X	
01/28/2025 17:39:07 Pizza Hut LLC	240,000												X		X	X	X	X	X	X	X	X	X	X	X	
<b>Total</b>	<b>5,068,000</b>																									
<b>Rank 2 (Backup Bidder)</b>																										
01/28/2025 09:33:22 Aditya "Eddie" Pannu: PZH Foods, LLC	4,000,000	X	X	X	X	X	X	X	X	X	X	X														
01/28/2025 15:17:59 Asad "Adam" Mitha: Valor Pizza, LLC	1,095,000												X		X		X	X	X	X	X	X	X	X	X	
<b>Total</b>	<b>5,095,000</b>																									
<b>Rank 3 (2nd Backup)</b>																										
01/28/2025 09:33:22 Aditya "Eddie" Pannu: PZH Foods, LLC	4,000,000	X	X	X	X	X	X	X	X	X	X	X														
01/28/2025 15:17:59 Asad "Adam" Mitha: Valor Pizza, LLC	1,095,000												X		X	X	X	X	X	X	X	X	X	X	X	
<b>Total</b>	<b>5,095,000</b>																									

**SUCCESSFUL AND BACKUP BIDS FOR STORES IN ILLINOIS**

EYM Illinois

Time Bidder	Total Price	32421, Shorewood	32425, Morton Grove	32427, Sycamore	32430, Plano	32431, Morton Grove Dempster	32432, Chicago 88th	32433, Chicago 47th	32440, Country Club Hills	32441, Chicago N. Pulaski	32451, Evanston	32658, Chicago Wentworth	35085, Pekin	35090, Normal	35091, East Peoria	35092, Bartonville	35093, Bloomington	34422, Chicago S Pulaski	35190, Chicago N. Ave	32426, Bourbonnais	32429, New Lenox	32450, Frankfort	34706, Chicago Marshield	35080, Peoria Pioneer	35082, Peoria Prospect	35083, Peoria Sterling	35084, Peoria Main	35087, Germantown Hills	35088, Morton	35680, Homer Glen
01/28/2025 11:51:33 Neil Patel, NRP LLC, Kenny Patel, KK MGMT, LLC	3,850,000	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
01/28/2025 17:48:18 Shantilal "Shawn" Patel	250,000																												X	
01/28/2025 18:56:44 Pizza Hut LLC	160,000																													X
<b>Total</b>	<b>4,260,000</b>																													X

## Rank 2 (Backup Bidders)

01/28/2025 11:51:33 Neil Patel, NRP LLC, Kenny Patel, KK MGMT, LLC	3,850,000	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
01/28/2025 17:49:34 Pizza Hut LLC	360,000																												X
<b>Total</b>	<b>4,210,000</b>																												X

**SUCCESSFUL AND BACKUP BIDS FOR STORES IN WISCONSIN**

	Time Bidder	Total Price	35635, Oconomowoc	35651, Milwaukee 15th	35655, Kenosha	35665, Grafton	35670, Milwaukee 76th	35671, Milwaukee 27th	35673, Beaver Dam	35674, Muskego	35673, Racine Washington	35677, Waukesha Sunset	35641, Sheboygan Business	35642, Waukesha Summit	35647, Milwaukee Farwall	35650, New Berlin	35653, West Allis	35654, Racine Douglas	35657, Pewaukee	35660, Milwaukee Capitol	35661, Fort Atkinson	35666, Sheboygan Taylor	35667, Burlington	35672, Milwaukee Silver Spring	35674, West Bend
<b>Rank 1 (Successful Bidders)</b>																									
	01/28/2025 15:27:06 Aditya "Eddie" Pannu: PZH Foods, LLC	1,700,000	X	X	X	X	X	X	X											X					
	01/28/2025 16:13:17 Pizza Hut, LLC	360,000								X	X										X	X	X		
	01/28/2025 16:46:51 Mark Dillon: PH Hospitality Group, LLC	310,000									X	X	X	X	X	X	X	X	X	X	X	X	X	X	
<b>Total</b>		<b>2,370,000</b>																							
<b>Rank 2 (Backup Bidders)</b>																									
	01/28/2025 13:44:44 Mark Dillon: PH Hospitality Group, LLC	170,000										X									X			X	
	01/28/2025 15:27:06 Aditya "Eddie" Pannu: PZH Foods, LLC	1,700,000	X	X	X	X	X	X	X											X					
	01/28/2025 16:14:39 Pizza Hut, LLC	480,000								X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
<b>Total</b>		<b>2,350,000</b>																							
<b>Rank 3 (2nd Backup Bidders)</b>																									
	01/28/2025 13:46:17 Mark Dillon: PH Hospitality Group, LLC	110,000										X									X				
	01/28/2025 15:27:06 Aditya "Eddie" Pannu: PZH Foods, LLC	1,700,000	X	X	X	X	X	X	X											X					
	01/29/2025 11:41:17 Pizza Hut, LLC	520,000								X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
<b>Total</b>		<b>2,330,000</b>																							